

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

Planning Enquiries
Phone: (03) 9688 0200
Web: www.maribyrnong.vic.gov.au

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987. If you have any questions, please contact Council planning department.

⚠ Questions marked with an asterisk (*) must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet

i Click for further information.

CITY OF MARIBYRNONG
RECEIVED
27/03/2026
URBAN PLANNING

The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

CITY OF MARIBYRNONG
ADVERTISED PLAN

Street Address *

Unit No:	St. No.: 72	St. Name: Castlemaine
Suburb/Locality: Yarraville		Post Code: 3013

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Vol.: 4427	Folio.: 319	Suburb.: Yarraville
OR	Lot No.: 1	Type.: Title Plan	
B	Crown Allotment No.:		Section No.:
	Parish/Township Name:		

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application

i For what use, development or other matter do you require a permit? *

Extension to a single dwelling on a site less than 300m2 in a NCO.

🔗 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

i Estimated cost of any development for which the permit is required *

<input style="width: 95%;" type="text" value="490000.00"/>	<p>⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.</p>
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If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the Planning and Environment Act 1987) and the estimated cost of the development exceeds \$1.093 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions i

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Single dwelling


 Provide a plan of the existing conditions. Photos are also helpful.

Title Information i

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).
- Not Sure

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:

Title: MR First Name: Luka Surname: Mrkonjic

Organization (if applicable):

Unit No: St. No: 20 a St. Name: Warrick Street

Suburb: ASCOT VALE State: VIC Postcode: 3032

Business phone: 0439593231 Email: lukatownplanning@gmail.com

Mobile phone: Home: 0439593231

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*

Name:

Same as applicant

Title: MR First Name: Luka Surname: Mrkonjic

Organization (if applicable):

Unit No: St. No: 20 a St. Name: Warrick Street

Suburb: ASCOT VALE State: VIC Postcode: 3032

Business phone: 0439593231 Email: lukatownplanning@gmail.com

Mobile phone: Home: 0439593231

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organization.

Name:

Same as applicant

Title: MR First Name: Kristian Surname: Ilievski

Organization (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No: St. No: 7 St. Name: Englewood Court


Suburb: HILLSIDE State: VIC Postcode: 3037

Business Phone: Email: lukatownplanning@gmail.com

Mobile phone: 0422425288 Home: 0422425288

Declaration

This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:

Luka Mrkonjic

Date

26 / 03 / 2026

day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for his application and obtain a planning permit checklist. Insufficient or unclear information may delay your application

Has there been a pre-application meeting with a council planning officer

No Yes

Officer Name:

Date:


day / month / year


Checklist

Have you:

Filled in the form completely?

Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

 Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site

A plan of existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void

Completed the relevant council planning permit checklist?

Signed the declaration?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Maribyrnong City Council
PO Box 58
Footscray VIC 3011
Cnr Napier and Hyde Streets
Footscray VIC 3011

Contact information:

Phone: (03) 9688 0200

Email: email@maribyrnong.vic.gov.au

DX: 81112

Deliver application in person, by post or by electronic lodgement.

MORE INFORMATION

The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

How is land identified


Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1**.

The Proposal

Why is it important to describe the proposal correctly?


The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

 Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting Planning Schemes Online at planning-schemes.delwp.vic.gov.au

 You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting www.landata.vic.gov.au Contact your local Council to obtain a planning certificate in Central Gol fields, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2**.


Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

 Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook

 Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Metropolitan Planning Levy refer Division 5A of Part 4 of the Planning and Environment Act 1987 (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at www.sro.vic.gov.au for more information. A leviable application submitted without a levy certificate is void

Existing Conditions

How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block)

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See **Example 3**.

Title Information

What is an encumbrance?

An encumbrance is a formal obligation on the land, with the most common type being a mortgage. Other common examples of encumbrances include:

- **Restrictive Covenants:** A restrictive covenant is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- **Section 173 Agreements:** A section 173 agreement is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An easement gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A building envelope defines the development boundaries for the land.
- signed the declaration on the last page of the application form

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances

Encumbrances are identified on the title (register search statement) under the header encumbrances, caveats and notices. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A caveat is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of notices. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12598 FOLIO 978

Security no : 124132165270C
Produced 15/02/2026 12:57 PM

LAND DESCRIPTION

Lot 1 on Title Plan 340247D.
PARENT TITLE Volume 04427 Folio 319
Created by instrument AY864228S 11/02/2025



REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ILIEVSKI KN PROPERTY PTY LTD of 7 ENGLEWOOD COURT HILLSIDE VIC 3037
AZ874032V 01/12/2025

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP340247D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ871419L (E)	NOMINATION OF ECT TO LC	Completed	01/12/2025
AZ874032V (E)	TRANSFER	Registered	01/12/2025

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 72 CASTLEMAINE STREET YARRAVILLE VIC 3013

ADMINISTRATIVE NOTICES

NIL

eCT Control 18716C CONFIDENT CONVEYANCING (VIC) PTY LTD
Effective from 01/12/2025

DOCUMENT END



Imaged Document Cover Sheet

CITY OF MARIBYRNONG
RECEIVED
27/03/2026
URBAN PLANNING

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP340247D
Number of Pages (excluding this cover sheet)	1
Document Assembled	15/02/2026 12:57

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The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 1	TP 340247D
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<p>Location of Land</p> <p>Parish: AT YARRAVILLE PARISH OF CUT-PAW-PAW</p> <p>Township:</p> <p>Section: 8</p> <p>Crown Allotment: 2 (PT)</p> <p>Crown Portion:</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 4427 FOL 319</p> <p>Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 02/03/2000</p> <p>VERIFIED: AK</p>
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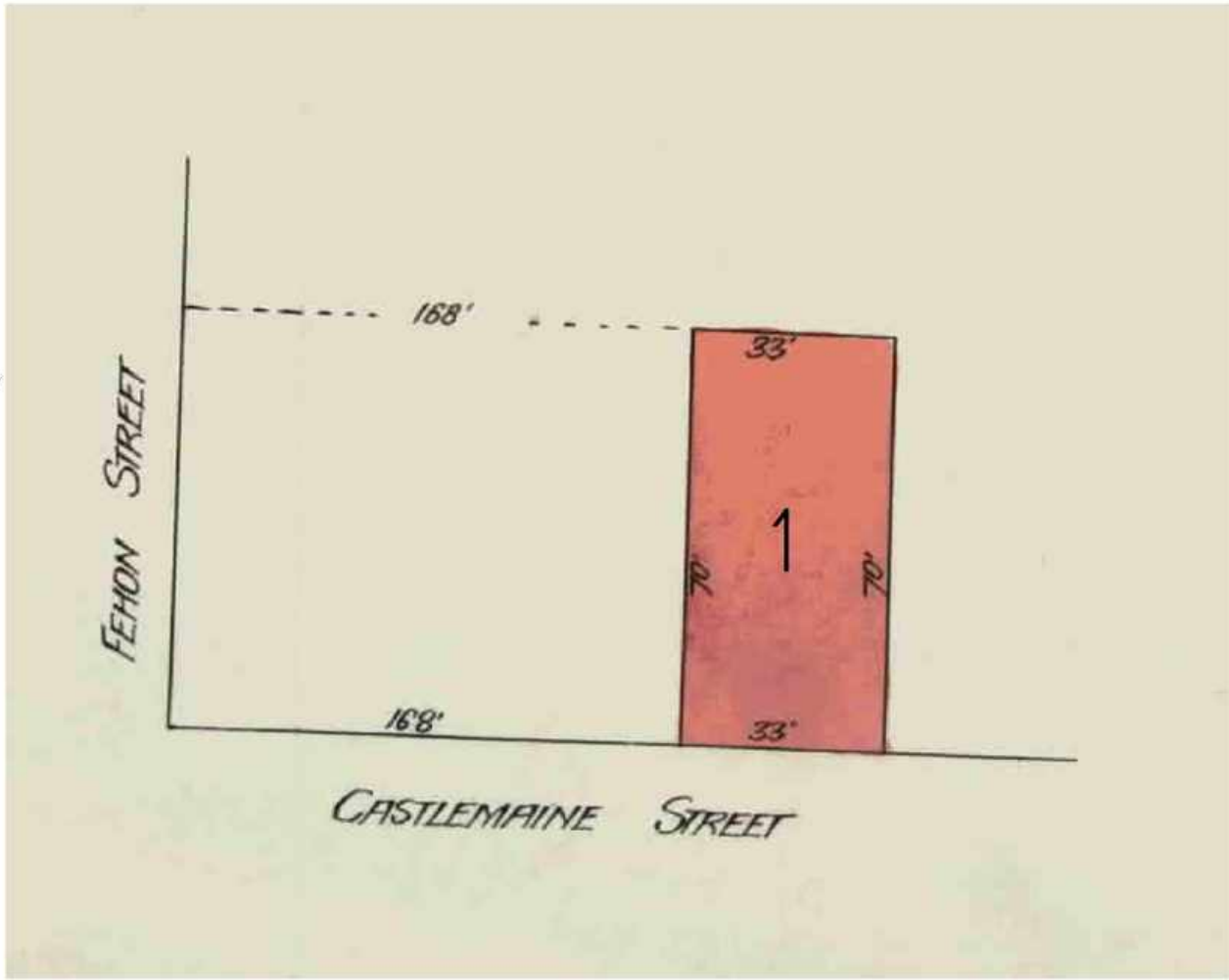
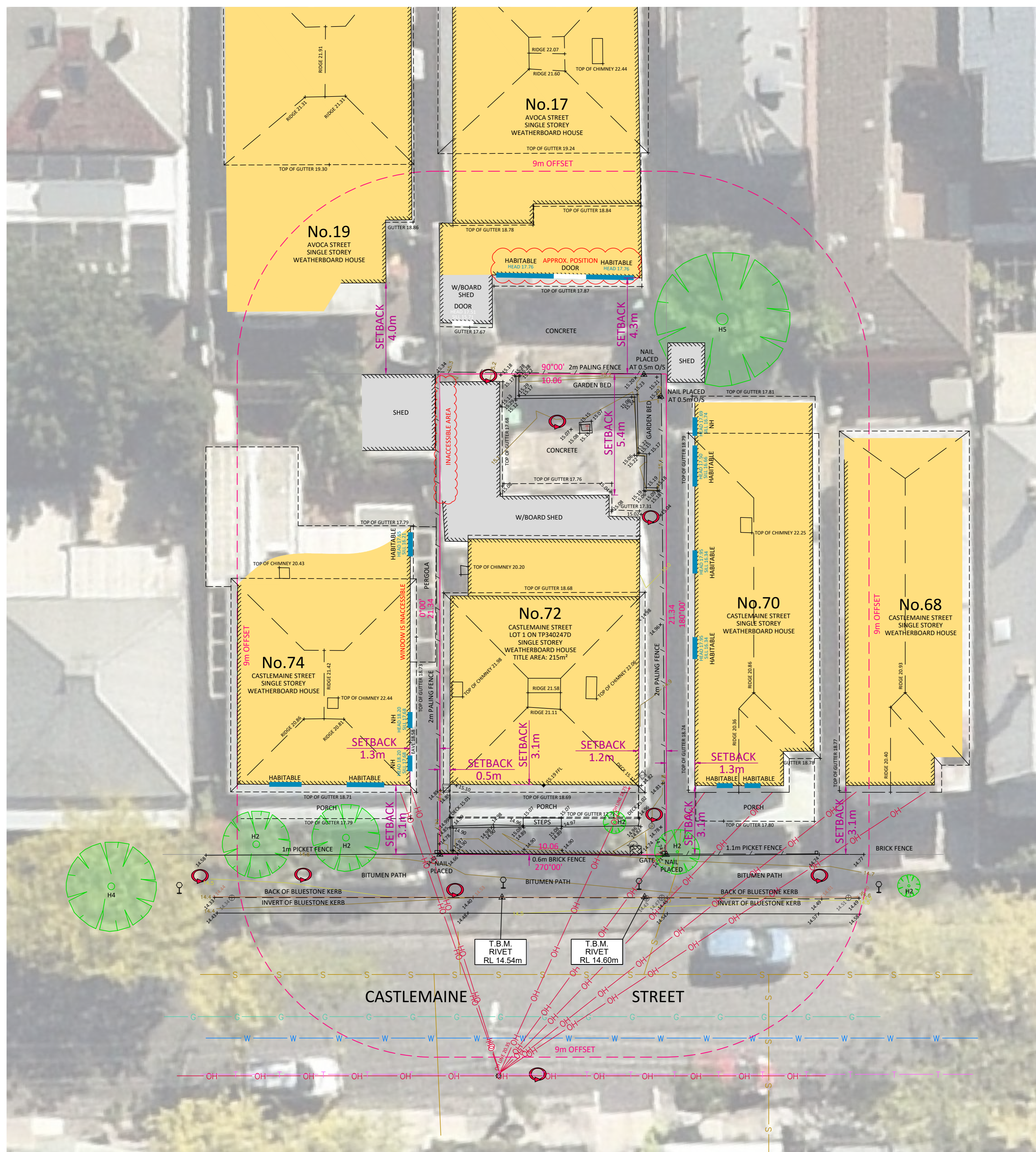


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 2 (PT)

TITLE NORTH

CITY OF MARIBYRNONG
RECEIVED
 27/03/2025
 URBAN PLANNING



TITLE BOUNDARIES
 A TITLE RE-ESTABLISHMENT SURVEY HAS BEEN COMPLETED FOR THE LAND SHOWN IN THIS PLAN.

PLEASE SEE "2511009 - RECORD OF HAVING RE-ESTABLISHED A CADASTRAL BOUNDARY", DATED 13/11/2025 FOR SURVEYORS CERTIFICATION, TITLE BOUNDARY MARKS, ENCUMBRANCES AND DIFFERENCES BETWEEN ADOPTED BOUNDARIES AND EXISTING OCCUPATION.

WARNINGS

- UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM PLANS SUPPLIED BY THE RELEVANT AUTHORITIES THROUGH THE "DIAL BEFORE YOU DIG" SERVICE. ACCURATE LOCATION OF SERVICES CAN ONLY BE GUARANTEED BY EXCAVATION. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ASCERTAIN THE POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF ALL SERVICES.
- DETAILS OF NEIGHBOURING PROPERTIES HAVE BEEN MEASURED FROM WITHIN SUBJECT SITE. THE POSITION OF THESE IS THEREFORE APPROXIMATE. ACCESS TO RELEVANT PROPERTIES WILL NEED TO BE ARRANGED TO PROVIDE ACCURATE DETAIL.

NOTATIONS

- COORDINATES ARE ON A LOCAL PLANE DATUM BASED UPON TITLE BOUNDARIES.
- LAND IN SURVEY IS SHOWN ENCLOSED WITHIN THICK MAGENTA CONTINUOUS LINES.
- LEVELS SHOWN ON THIS PLAN ARE IN METRES TO THE AUSTRALIAN HEIGHT DATUM (AHD), DERIVED FROM GPSNET OBSERVATIONS AND COMPARISONS TO CUT-PAW-PAW PM 361 (RL 16.989m) EXTRACTED FROM SMES ON 13/11/2025. PRIME SURVEYING AND LAND DEVELOPMENT CONSULTANTS DOES NOT ACCEPT ANY LIABILITY FOR ANY INACCURACIES OR ERRORS WITHIN SMES DATA.
- ONLY VISIBLE SERVICES AT SURFACE LEVEL HAVE BEEN LOCATED.
- ONLY WINDOWS DIRECTLY FACING THE SUBJECT SITE HAVE BEEN LOCATED WHERE PRACTICABLE.
- ALL PLOTTED EXISTING SERVICES WERE DERIVED FROM INFORMATION PROVIDED BY DIAL BEFORE YOU DIG.
- ALL DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE AND LINEWORK.
- SATELLITE IMAGE POSITION APPROXIMATE ONLY. DATE OF IMAGERY: 13/11/2025

LEGEND			
	RIVET/NAIL		STAKE
	GAS METER		TITLE PEG
	WATER METER		GAS VALVE
	WATER TAP		DRAINAGE PIPE
	TELECOMM PIT		TELECOMM PILLAR
	ELECTRIC PIT		ELECTRICAL CABINET
	ELECTRIC LIGHT POLE		LETTERBOX
	LIGHT POLE		CLOTHES LINE
	ELECTRIC POLE		FLOOR LEVEL
	SIGN		CLICKABLE 360° PHOTO
	GATE		TITLE BOUNDARY
	SEWER PIT		APPROXIMATE TREE HEIGHT
	INSPECTION SHAFT		OVERHEAD ELECTRICITY LINE
	SEWER STAKE		UNDERGROUND ELECTRICITY LINE
	STOP VALVE		UNDERGROUND GAS LINE
	FIRE HYDRANT		UNDERGROUND TELECOMM LINE
	UNIDENTIFIED UTILITY		UNDERGROUND WATER LINE
	UNIDENTIFIED PIT		UNDERGROUND SEWER LINE
	UNIDENTIFIED POLE		UNDERGROUND DRAINAGE LINE

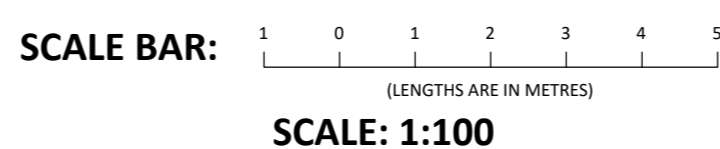
PRIME
 SURVEYING | TOWN PLANNING | LAND DEVELOPMENT
 W: www.primelandconsultants.com.au T: 03 8336 1308 | M: 0466 967 303
 E: info@primelandconsultants.com.au A: 110 Bakehouse Road, Kensington, 3031

SURVEYORS REFERENCE: 2511009
 VERSION NUMBER: 1
 DATE OF SURVEY: 13/11/2025
 SURVEYOR: DT
 DRAWN: KG
 CHECKED: AK

VERSION INFORMATION:

Ver:	DATE:	CHANGES:
1	18/11/2025	FIRST ISSUE.

ORIGINAL SHEET SIZE: **A1**



SITE STREET ADDRESS

No.72 CASTLEMAINE STREET, YARRAVILLE

PARCEL DESCRIPTION

LOT 1 ON TP340247D

PLAN OF EXISTING CONDITIONS

Town Planning Written Submission

Prepared on behalf of the permit-applicant to justify a partial demolition of an existing house, as well as alterations and a two storey addition at 72 Castlemaine Street, Yarraville.



This report was completed on 25 March 2026 by:

LUKAMRKONJIC
TOWN PLANNING SERVICES

0439 593 231
lukatownplanning@gmail.com

Subject Land

The land that is the subject of this town planning application is known as 72 Castlemaine Street, Yarraville. The subject land is rectangular in shape, having a frontage width of 10.06 metres, a length of 21.34 metres and an overall site area of 215 square metres.

The subject land currently accommodates a detached, double-fronted single storey dwelling that does not include on-site car parking.



The existing dwelling is a Victorian-era dwelling that includes a bullnose front verandah with detailed lacework and turned posts.

The roof is corrugated metal and the walls cladding is painted timber. The front wall is clad with the original mock-stonework.

The existing dwelling has a centrally located front entry door and two bedrooms facing the street. The remainder of the existing house includes a living room, a dining room, a kitchen, a rear verandah, a laundry, a home office and a store.

The front yard of the subject land does not include any significant vegetation.

The following photographs show the rear yard area of the subject land, which accommodates a large covered area and an open rear yard that is extensively paved with concrete.





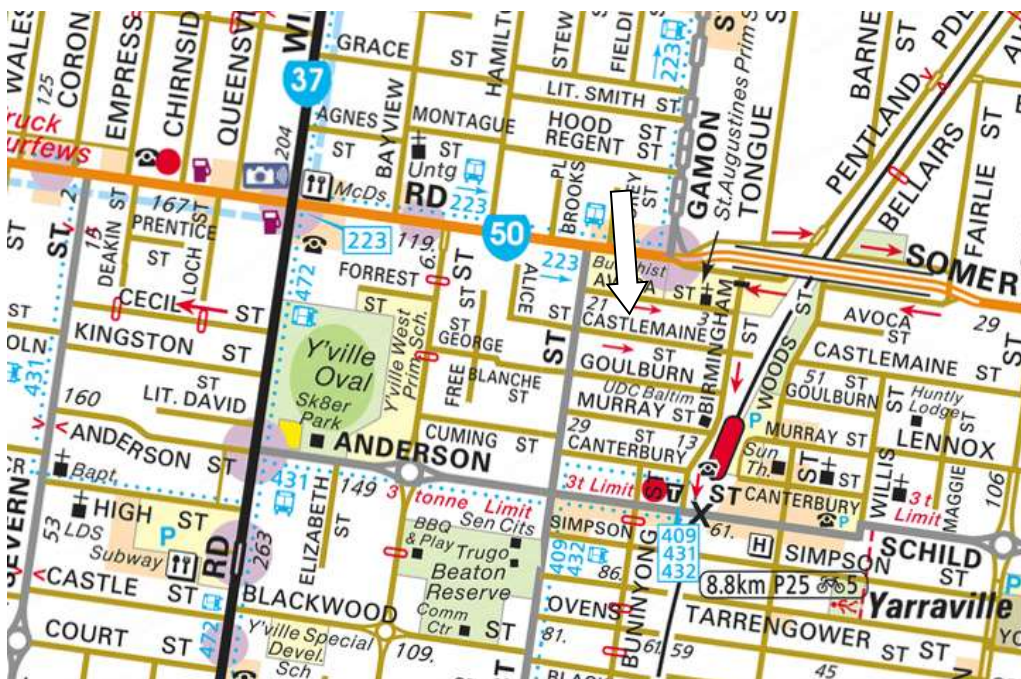
There is no significant vegetation within the rear yard of the subject site

The subject land is located on the northern side Castlemaine Street, which is located between Fehon Street to the west and Birmingham Street to the east.

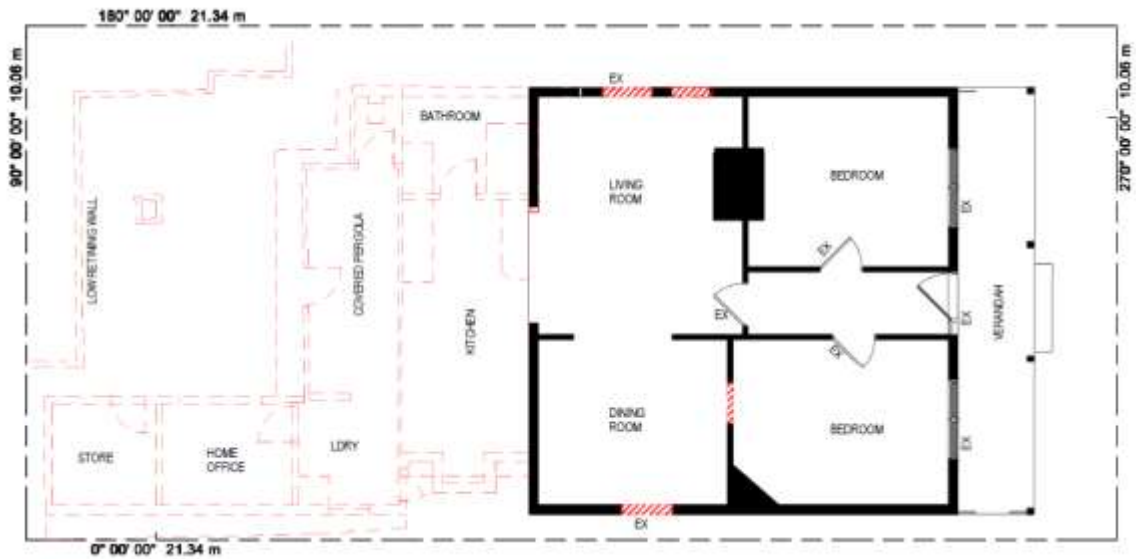




The subject land is located within a well-served area, being located within convenient walking distance to public transport (bus stops and a railway station), schools, shops and recreation facilities are also conveniently located to the subject land.



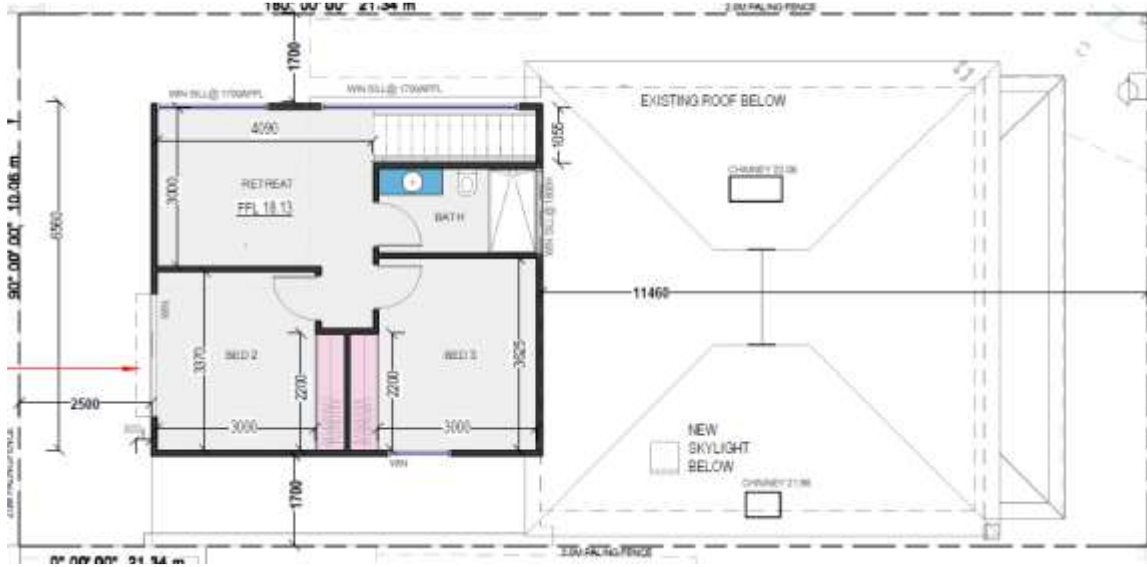
The proposal that is the subject of this application, involves retaining the first four rooms and seeks the demolition of the rear section of the existing dwelling. The following is the proposed demolition plan, outlining in black the section of the existing dwelling to be retained. The red delineates the sections of the existing dwelling that are intended to be demolished.



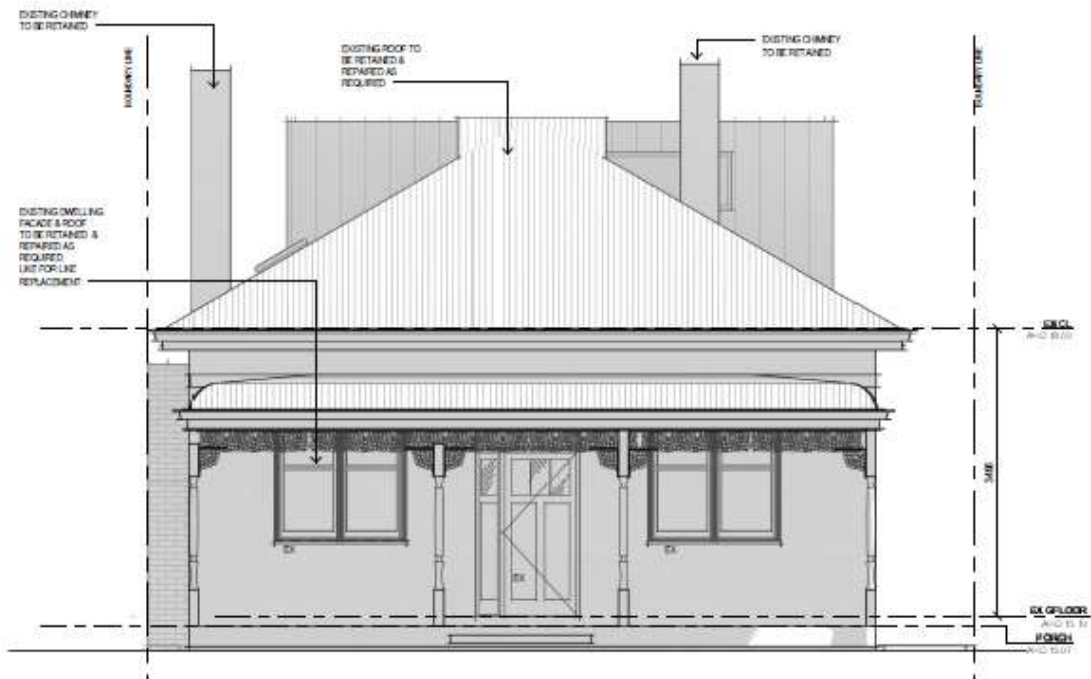
The proposal outlines the proposed ground level layout which includes internal alterations and an addition:



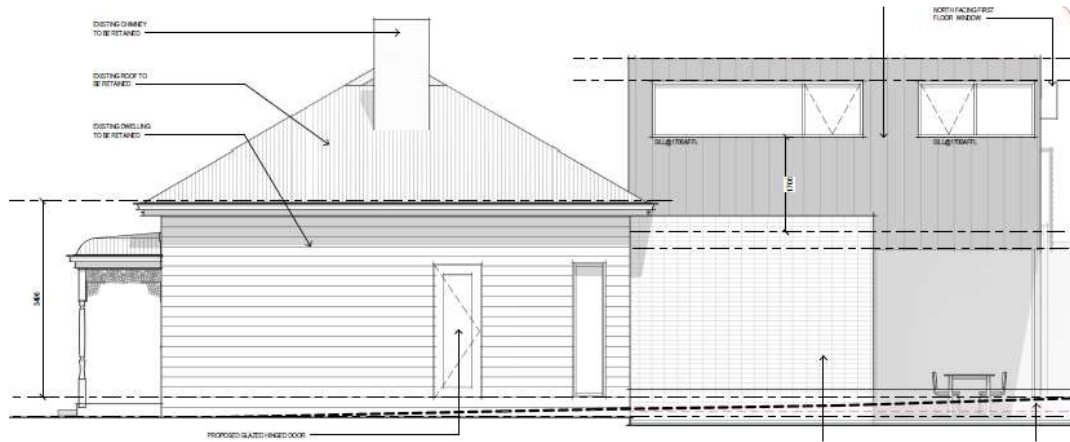
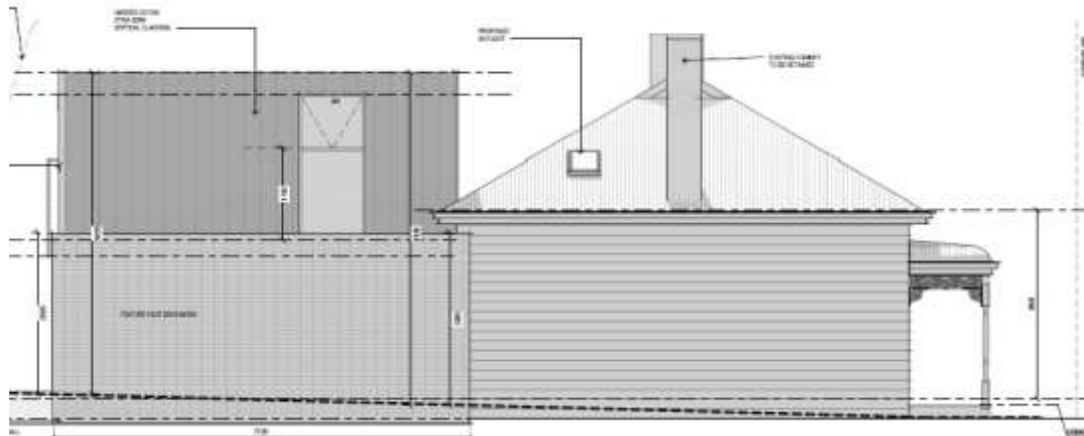
The following is the first floor addition that is being proposed:



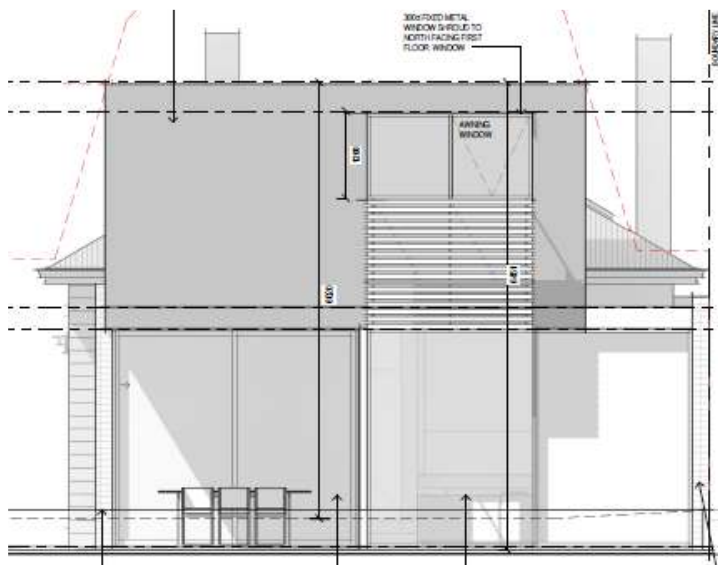
The following is the proposed front elevation:



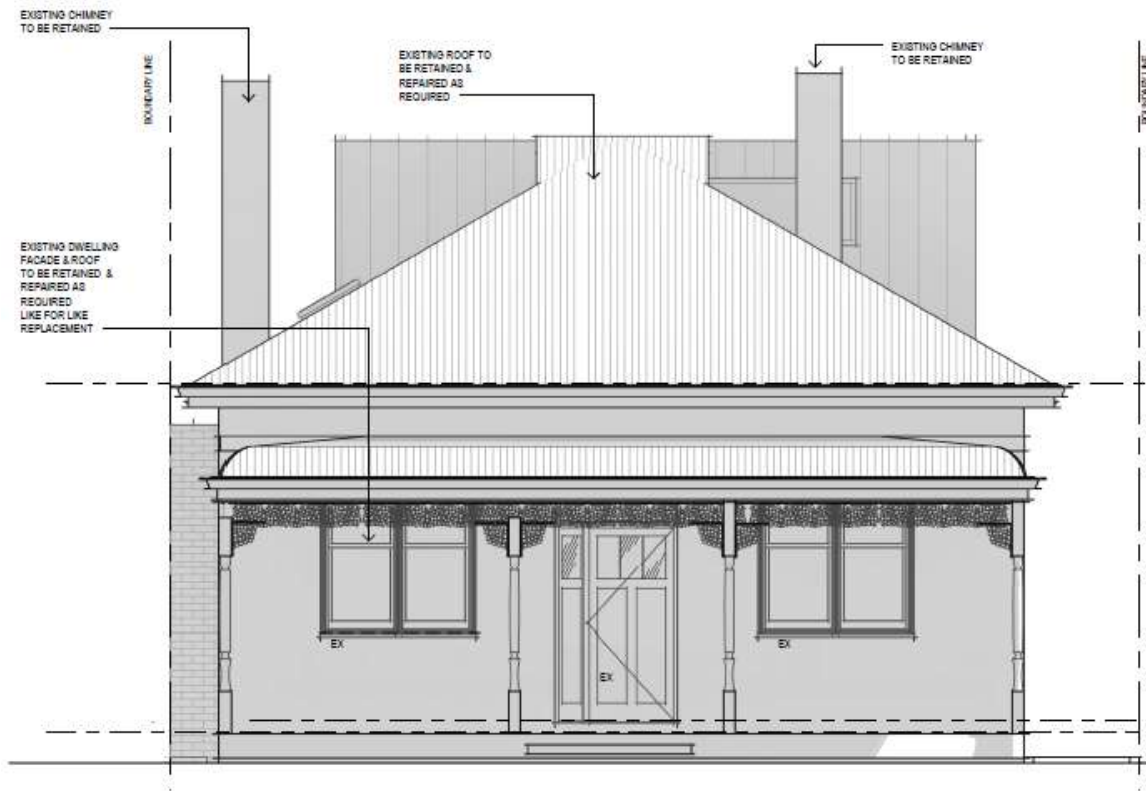
The following are the side elevations:



The following is the rear elevation:



The proposed first floor addition has a significant setback from the front of the existing dwelling component being retained, coupled with the flat roof form of the proposed first floor component results in a respectful development, that is highly appropriate for the subject land.



The two existing chimneys and the roof of the original dwelling is being retained. Such provision, when coupled with the flat roof form for the first floor addition, will not result in a dominant built form.

Having regard to the car parking requirements of **Clause 52.06**, the following is outlined in **Clause 52.06-1**:

Clause 52.06 does not apply to:

- the extension of one dwelling on a lot in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Housing Choice and Transport Zone, Mixed Use Zone or Township Zone; or

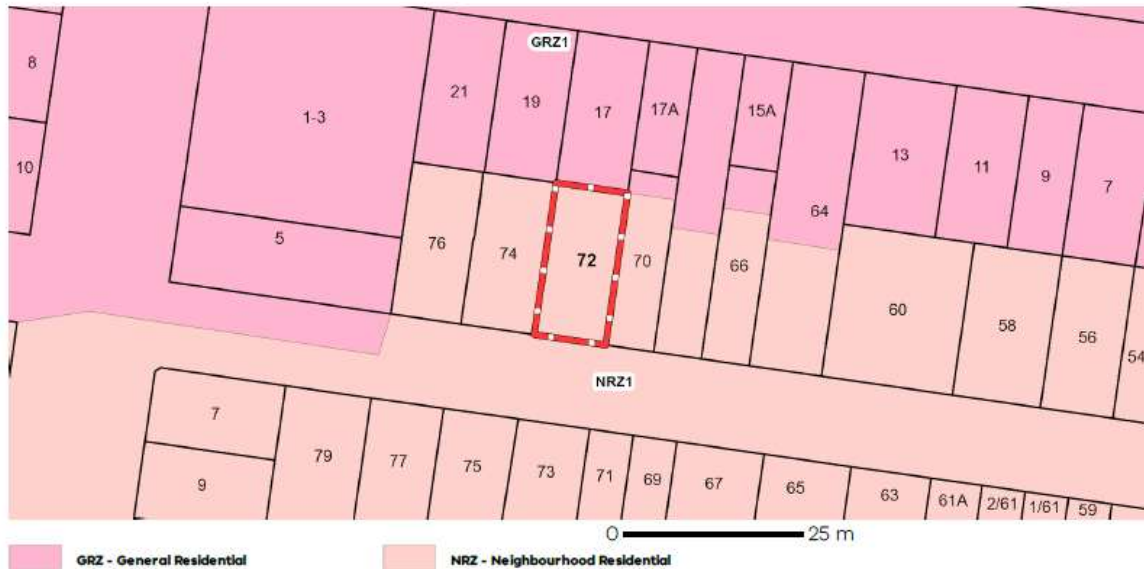
Although this application increases the number of bedrooms from two to four on a site that does not include on-site car parking, there is no planning scheme requirement under the provision of Clause 52.06 for the proposed waiver of on-site car parking that is sought as part of this application for a planning permit.

PLANNING PERMIT TRIGGERS

The subject site is included within the Neighbourhood Residential Zone – Schedule 1 pursuant to the Maribyrnong Planning Scheme.

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)

[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1\(NRZ1\)](#)



A dwelling is a Section 1 use pursuant to Clause 32.09-2 and a planning permit is not required for the use of land as a dwelling.

A planning permit is required to extend a single dwelling on a lot that has an area that is less than 300 square metres pursuant to Clause 32.09-5. The subject land has an area of 215 square metres.

Clause 32.09-11 limits the maximum overall building height to 9 metres and the building not containing more than two storeys at any point.

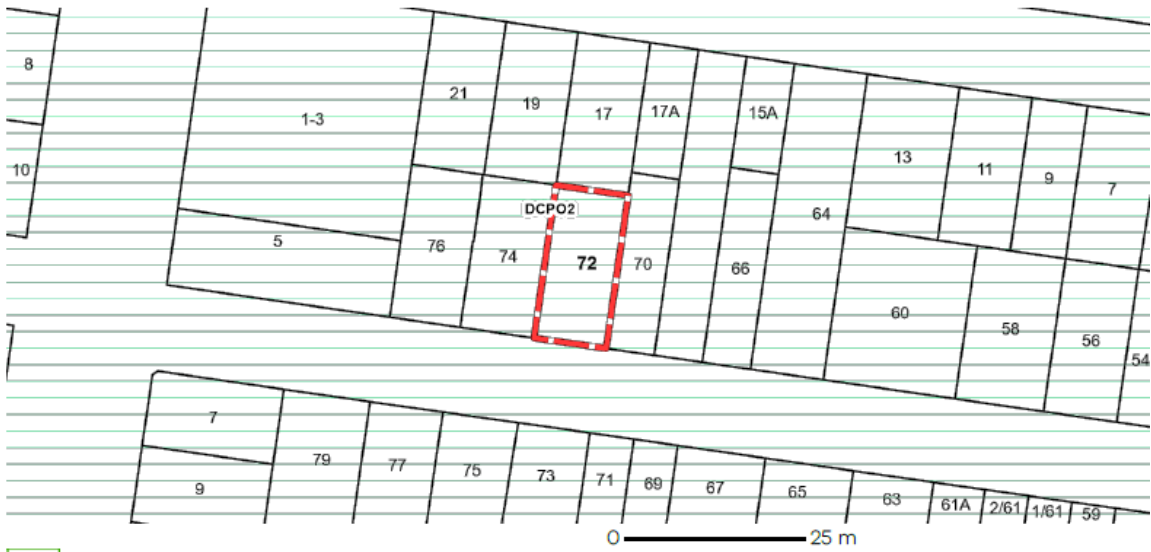
Schedule 1 to the Neighbourhood Residential Zone does not include neighbourhood character objectives and there are no Clause 54 variations.

There are two Planning Scheme Overlays affecting the subject land.

The first Planning Scheme Overlay is the **Development Contributions Plan Overlay-Schedule 2 (DCPO2)**.

The purpose of this Overlay is to levy contributions from developers for the provision of works, services and facilities before development of land can commence. DCPO2 requires a monetary payment being made to Maribyrnong City Council and this Overlay will not influence the proposed design in any way.

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)

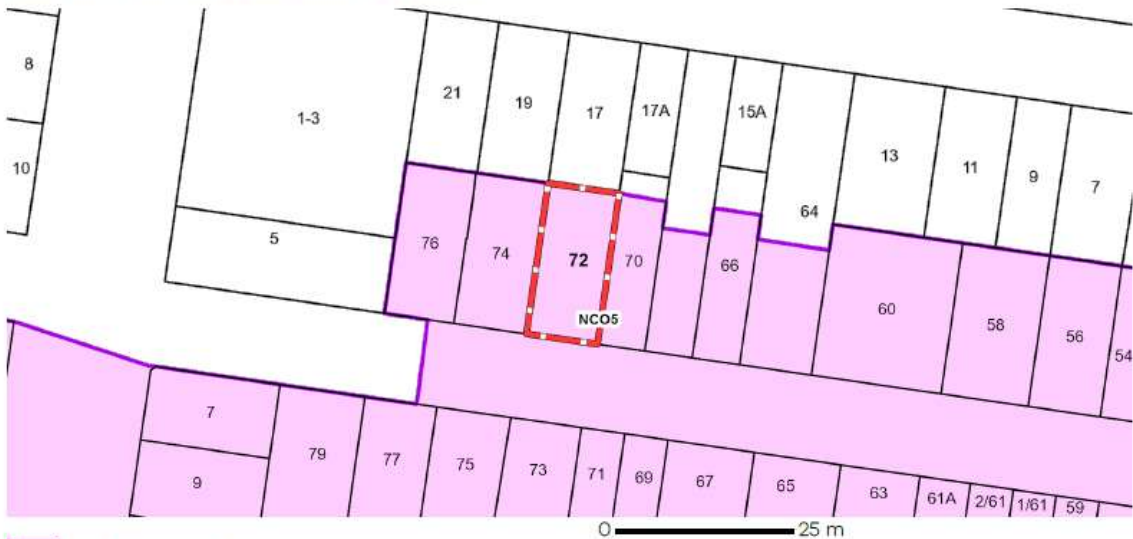


 DCPO - Development Contributions Plan
Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

The second Planning Scheme Overlay affecting the subject land is the **Neighbourhood Character Overlay-Schedule 5 (NCO5)**.

NEIGHBOURHOOD CHARACTER OVERLAY (NCO)
NEIGHBOURHOOD CHARACTER OVERLAY - SCHEDULE 5 (NCO5)



 NCO - Neighbourhood Character Overlay

The Purpose of the Neighbourhood Character Overlay pursuant to Clause 43.05 is:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas of existing or preferred neighbourhood character.

To ensure that development respects the neighbourhood character.

To prevent, where necessary, the removal of buildings and vegetation before the neighbourhood character features of the site and the new development have been evaluated.

Clause 43.05-2 confirms that the proposed buildings and works require a planning permit.

Clause 43.05-6 outlines the relevant Decision guidelines that must be considered for an application for proposed buildings and works on land that is located within the Neighbourhood Character Overlay:

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The statement of the key features of the neighbourhood character and the neighbourhood character objectives contained in a schedule to this overlay.
- Whether the location, layout and form of the proposed development respects the neighbourhood character.
- The contribution that the existing building makes to the neighbourhood character.
- Whether the site is to remain vacant or is to be developed for another purpose.
- The contribution that the tree makes to the neighbourhood character.
- The health of the tree.
- Any proposed landscape improvements.
- Any matter specified in a schedule to this overlay.

Schedule 5 to Clause 43.05 Neighbourhood Character Overlay

The relevant statement of neighbourhood character that applies to the **Yarraville Neighbourhood Character Precinct, Yarraville** is as follows:

Statement of neighbourhood character

The preferred neighbourhood character of the Yarraville Neighbourhood Character Precinct will be intimately scaled and characterised by predominantly single storey dwellings, small allotments, low front fences and narrow streets. New, low-scale buildings with pitched roofs will incorporate well-articulated facades. Where newer development exceeds the predominant height in the street, visually recessive upper levels will reduce their prominence. New buildings will be sited in accordance with the predominant pattern of setbacks in the street. The character of the precinct will continue to be influenced by the adjoining old central 'core' of the Yarraville village, much of which is protected by the Heritage Overlay, and the existence of older dwellings in a very compact, inner urban form. Older dwellings will be complemented by newer development that is distinguishable from original building stock, but respectful of the key elements of these styles. The narrow footpaths and generally low-level vegetation in front gardens will continue to contribute to the intimate scale of the precinct. The sense of history of the precinct will continue to be supported by the bluestone kerbing of many streets, and established exotic street trees in some instances.

The relevant **neighbourhood character objective** is as follows:

- To ensure new dwellings and additions respect the form and key characteristics of older nearby buildings.
- To ensure buildings and extensions respect the dominant building scale and forms.
- To maintain and strengthen the garden setting of dwellings.
- To maintain the consistency of front boundary setbacks.
- To encourage innovative and contemporary architectural responses that respect and assist in achieving the preferred neighbourhood character.

Part 3.0 of Schedule 5 requires a planning permit for both the demolition and development aspects of this application for a planning permit.

There is a variation to Clause 54 relating to front fencing (Standard A2-7) which includes the following:

Modification to Clause 54 and Clause 55 standards

Standard	Modified Requirement
A2-7 and B2-8	Front fences should reflect the typical fencing height within the precinct. Fences should be low and allow views through or over the fence into the front garden.

Other requirements of Schedule 5 to the Neighbourhood Character Overlay include:

Requirement name	Requirement
Design detail	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> ▪ The number of storeys, ▪ Façade articulation and design,
	<ul style="list-style-type: none"> ▪ Roof form, ▪ Building materials, ▪ Verandahs, eaves and parapets, and ▪ Building siting <p>should respect the preferred neighbourhood character of the area.</p> <p>Upper storeys should be recessed behind the front façade.</p> <p>Garage and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>
Parking	<p>Locate garages and car ports behind the front line of the dwelling.</p> <p>The loss of front garden space to paved surfaces and the dominance of car parking structures should be minimised.</p> <p>In new developments two car spaces should be provided per dwelling with:</p> <ul style="list-style-type: none"> ▪ One space at least 6 metres long and 3.5 metres wide and covered or capable of being covered. ▪ The second space at least 4.9 metres long and 2.6 metres wide. <p>If the car spaces are provided in a garage, carport or otherwise constrained by walls, a double space may be 5.5 metres wide measured inside the garage or carport.</p> <p>A building may project into a car space if it is at least 2.1 metres above the space.</p> <p>The requirements relating to the provision of car parking do not apply to extensions to existing dwellings.</p> <p>This parking requirement does not apply to two or more dwellings on a lot and residential buildings.</p>

The relevant decision guidelines that are outlined in Schedule 5 to the Neighbourhood Character Overlay are as follows:

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.05 in addition to those specified in Clause 43.05 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The extent to which any building to be extended or otherwise modified, contributes to the preferred character of the area.
- The extent to which the proposed building or works assists in reflecting and enhancing the preferred character of the area.
- With regard to demolition applications:
 - The contribution the proposed development will make to the preferred neighbourhood character of the precinct
- The extent to which garages and car ports dominate the streetscape.
- The selection of building materials and the contribution the materials will make to the preferred neighbourhood character of the precinct.
- The impact of buildings and extensions on the streetscape, and the respect shown for the predominant building height and roof forms of the street and nearby properties, including the extent to which upper storeys are recessed behind the front façade.
- The ability to distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture.
- The extent to which the front setback, landscaping plan and front fence treatment contribute to the garden setting character of the area.

ASSESSMENT AGAINST NEIGHBOURHOOD CHARACTER OVERLAY (NCO5)

The proposed partial demolition, alteration and two storey addition being proposed, will not conflict with the intent of this Neighbourhood Character Overlay and Schedule.

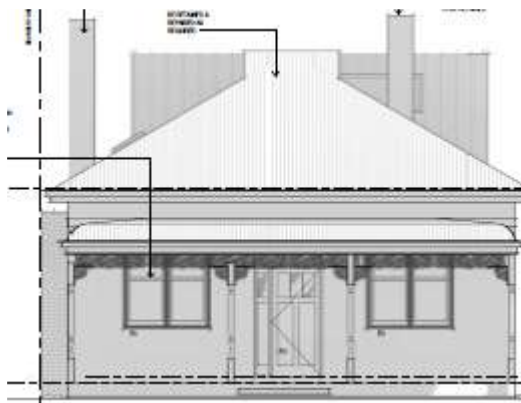
The proposal accords with the intent of the Municipal Planning Strategy and the Planning Policy Framework sections relating to heritage, which will be outlined in this report.

The proposal reflects a scale of development that is respectful of this lower-scale residential area and will facilitate an addition that will transform a two-bedroom dwelling into a four-bedroom 'family' home.

The proposal will provide a form of housing that is highly suitable for an area such as Yarraville, being located within close proximity to a number of schools, public transport, shops and recreation facilities.

By retaining the front component of the existing dwelling which includes retaining the outer component of the first four habitable rooms, the existing roof above, the existing chimneys, the front verandah and all of the existing front façade detailing will ensure that the purpose of the Neighbourhood Character Overlay pursuant to **Clause 43.05** is satisfied. Preserving these original elements associated with the existing dwelling, that are visible to the public realm, will achieve the preferred neighbourhood character outcome.

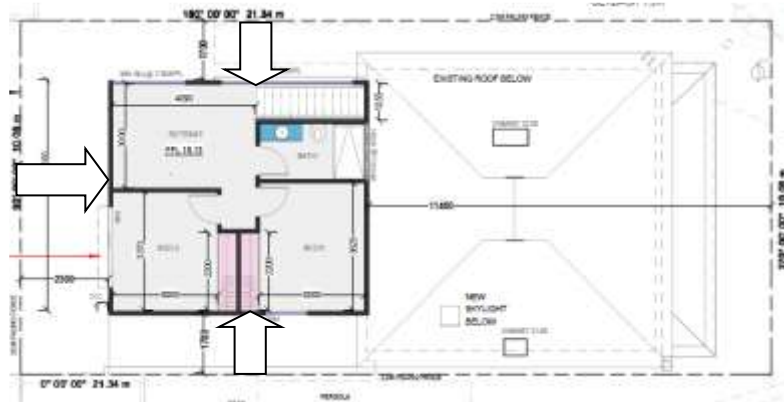
The proposed addition has appropriately designed to not have a dominant impact onto the street frontage by locating the first floor addition to the rear of the original dwelling component, whereby the existing roof form and chimneys being retained, will minimise the visual impact of the proposed addition onto the public realm of the street frontage.



One of the design responses adopted was to ensure that the top of the first floor addition, does not exceed the overall height of the existing dwelling's front roof form that is being retained.

The proposal has been designed to not adversely impact neighbouring properties to both sides of the subject land.

The first floor component has been appropriately positioned away from both side boundaries, as well as the rear boundary to ensure that there is no unreasonable adverse amenity impacts on neighbouring properties.



Limiting the area of the first floor components to a compact two bedrooms and a small retreat area, reinforces the appropriate design response. This ensures that the proposal will not 'overwhelm' or have an overly dominant impact onto the neighbouring properties.

The flat roof form of the proposed addition as well as the neutral colour scheme of the proposed first floor walls, achieves a desirable low-impact, first floor addition.

Such provision ensures that the location, layout and form of the proposed first floor addition accords with the Clause 43.05-6 decision guidelines, resulting in a development that will respect the existing neighbourhood character.

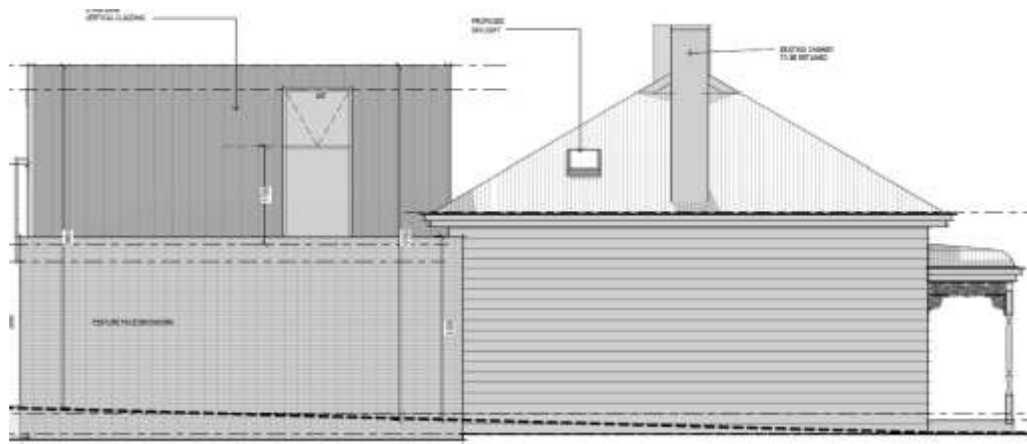


The retention of the existing front dwelling component accords with the Clause 43.05-6 decision guidelines of retaining existing building elements that make a positive contribution to the neighbourhood character.

Having specific regard to **Schedule 5** to the Neighbourhood Character Overlay, the proposed addition has been sensitively designed to accord with the preferred neighbourhood character precinct of this section of Yarraville, which is described as *'characterised by predominantly single storey dwellings, small allotments, low front fences and narrow streets.'*

This application will conserve these preferred neighbourhood character elements by incorporating the existing front dwelling component as part of this application for a planning permit. The new addition will reflect the desired visually recessive upper level rear addition that is recommended by the Schedule 5 Statement of neighbourhood character.

Furthermore, this particular design achieves the desired outcome of ensuring that the new addition will be distinguishable from the original dwelling component being retained.



Not only is this achieved by way of the flat parapet form of the proposed addition, but also through the use of contemporary wall cladding, window style and cladding materials. The following wall cladding materials are utilised to ensure the new and old are distinguishable from one another.



New ground level wall cladding



New first floor wall cladding

The following is a three-dimensional depiction of the proposed rear addition:



The proposal accords with the Part 2.0 neighbourhood character objective outlined in Schedule 5 to ensure that the proposed buildings and works respect the dominant building scale and form of the area and reflect an innovative and contemporary architectural response that respects the existing and preferred neighbourhood character.

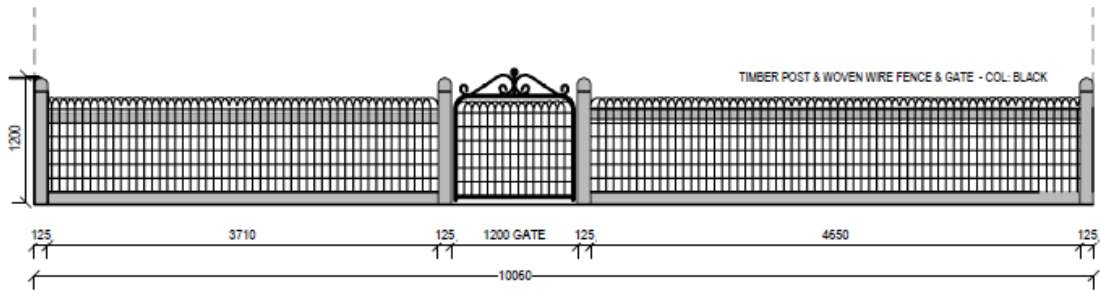
The retention of the front (original) dwelling component will ensure that an appropriate streetscape presentation is achieved, whereby the existing dwelling component being preserved at the site frontage, will effectively minimise the visual impact of the proposed development onto the Castlemaine Street streetscape.

The existing front setback is being retained.

The proposed front fence will result in an improvement to the existing streetscape character. The following is a photograph of the existing front fence.



The following are the details of the new front fence having a maximum height of 1200mm and being largely transparent by way of the 'hooped' woven wire being attached to the timber posts and rails.



FRONT FENCE ELEVATION

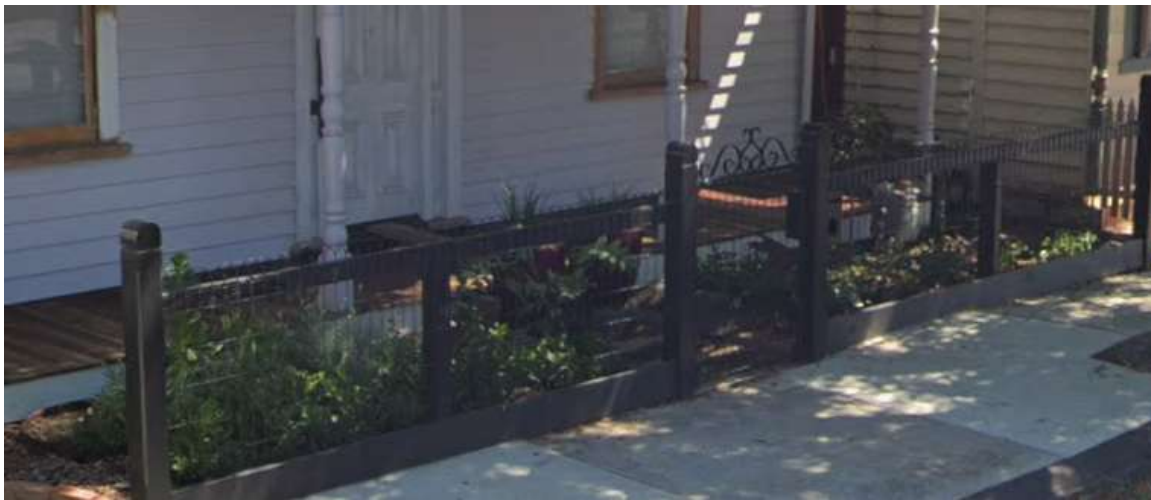
The proposed front fence will be more complementary to the existing dwelling style in comparison to the existing brick fence. This proposed fence will enhance the existing streetscape character, being low and highly transparent. Most importantly, the proposed fence would allow views through into the front garden as outlined in the Standard A2-7 Clause 54 modification sought in Schedule 5:

4.0
08/09/2025
VC282

Modification to Clause 54 and Clause 55 standards

Standard	Modified Requirement
A2-7 and B2-8	Front fences should reflect the typical fencing height within the precinct. Fences should be low and allow views through or over the fence into the front garden.

There are existing example of this type of fence in Castlemaine Street as well as other nearby streets. The examples within Castlemaine Street that are close to the subject site include the following:



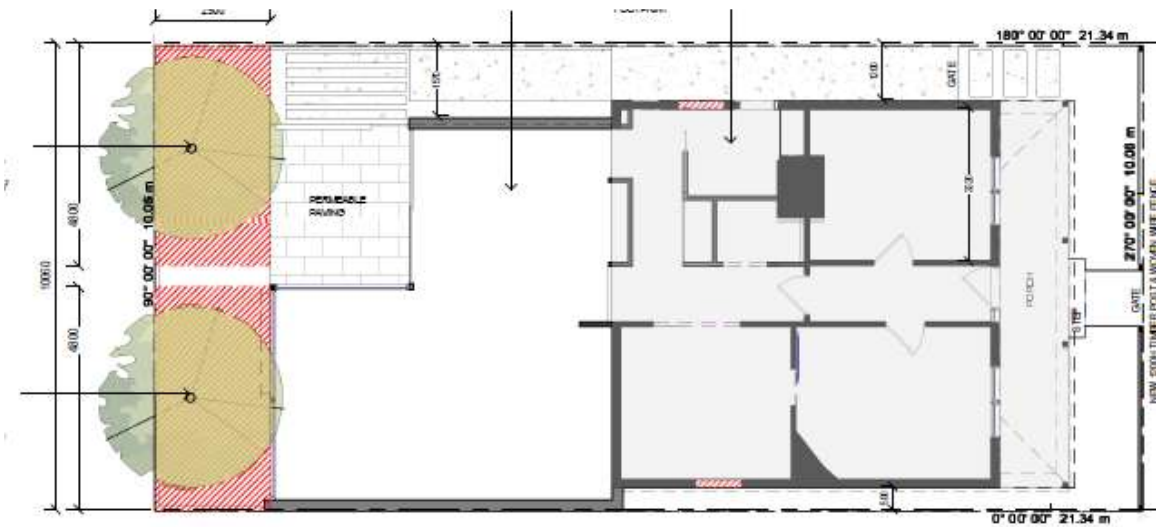


The proposed front fence will be complementary and positively add to the existing streetscape character, as this section of Castlemaine Street includes a variety of front fence styles. Nearby examples include:





The existing front setback is not being altered. The rear garden will be improved by accommodating two canopy trees to enhance the existing garden character within a site that currently does not include a single canopy tree.



The following is a photograph of the existing rear yard:



In order to justify the proposed development on the subject site, one of the requirements of the Neighbourhood Character Overlay requires the proposal to accord with both the **Planning Policy Framework** and the **Municipal Planning Strategy**.

MUNICIPAL PLANNING STRATEGY

Clause 02.01 outlines that Maribyrnong's population as a municipality is one of the most culturally and ethnically diverse within Victoria, as well as the significant population increase that is anticipated, provides justification to renovate and extend a small two-bedroom dwelling, to a larger three-bedroom dwelling with more than one living area, as well as the possibility to convert the front lounge room to a fourth bedroom.

The proposed dwelling will have the ability to accommodate a wider range of household/family types.

Clause 02.02 will be satisfied. This proposal will not conflict with Council's Plan Vision and will continue to provide a liveable neighbourhood as well as contributing to a safe environment.

Clause 02.03-4 relating to built environment and heritage is satisfied. In terms of building and urban design, the proposal satisfies the following objectives:

- *'Encourage development that enhances and contributes to the local built form context of the area.'*
- *'Improve urban design outcomes by enhancing the safety, amenity, access and attractiveness of an area.'*

The innovative design response of the proposed addition represents a reflection of both the existing and emerging character of this area. The retention of the original dwelling with a contemporary two storey addition at the rear reflects a design that will not only respect, but will enhance the existing streetscape character.

There are no heritage implications relating to this proposal, as the subject land is not encumbered by a Heritage Overlay. The proposal fully accords with the relevant Neighbourhood Character Overlay and the relevant Schedule 5 to this Overlay.

This proposal reflects an environmentally sustainable design, which includes the appropriate northern orientation of the rear living area being proposed.

There are no significant trees within the subject land.

The proposed location, bulk, form and appearance of the proposed double storey addition (located to the rear and side of the original dwelling being retained) is in keeping with the character and significance of the heritage place.

The flat roof form will keep the overall height of the two storey addition to a workable minimum.

The new addition will not dominate the public realm or neighbouring properties due to the appropriate positioning of the proposed addition.

Clause 02.03-5 relating to housing and housing growth is satisfied for an incremental change area. The proposal will achieve the desired housing outcome by adopting an innovative design solution to increase the dwelling size whilst maintaining the preferred neighbourhood character outcome.

An incremental change area is one where change is anticipated unlike 'limited change areas' where a greater acknowledgement of the existing housing stock is warranted when preparing a design response for a new development.

It is the efficient use of small sites that contribute towards improved housing diversity.

PLANNING POLICY FRAMEWORK:

Clause 11 of the Planning Policy Framework relating to settlement has been satisfied in terms of the housing solution being proposed for the subject land on the basis of the following:

- The ground level master bedroom and conventional two storey layout achieves an accessible layout.
- Provides an environmentally sustainable design response in terms of orientation, cross-ventilation and internal solar access.
- Adds to dwelling diversity.

Clause 15.01-1R is satisfied as the proposal will achieve high-standard in architecture and urban design.

The retention and reuse of the original dwelling component, will ensure that the proposal does not involve the demolition of any section of the existing dwelling that makes a positive contribution (which includes the front verandah, front façade, the front roof form and the chimneys).

The appropriately positioned double storey extension at the rear will effectively maintain the prominence of the contributory heritage building.

The proposed flat roof form for the rear first floor addition is highly appropriate and will provide a low-impact 'backdrop' to accentuate the prominence of the original, single storey pitched roof component being retained at the front of the site.

The proposal reflects an attractive contemporary architectural style, that also retains the original dwelling component at the site frontage, acknowledging the traditional character of this area.

The elevations being proposed outline a very simple building form which is presented to the street frontage. The flat roof form and the neutral colour scheme, will provide an appropriate backdrop to the original dwelling component being retained.

It is submitted that the proposal satisfies the **Clause 15.01-2S** objective by achieving building design outcomes that will contribute positively to the local context and enhance the public realm.

Avoiding the construction of a vehicle crossing at the site frontage, will preserve the prevailing streetscape character of Castlemaine Street.



proposal will contribute towards improved housing diversity and affordability as outlined in **Clause 16** of the planning scheme through the efficient use of land to accommodate additional dwellings suitable for larger families.

Clause 16.01-3S relating to housing diversity will be satisfied by this proposal.

RESCODE ASSESSMENT

CLAUSE 54 OF THE MARIBYRNONG PLANNING SCHEME

The deemed to comply standards were approved on 6 March 2025 and commenced operation on 31 March 2025 under VC267.

This report (on the following pages), includes an assessment of the proposed alterations and single storey addition to the existing dwelling.

It is submitted that the proposal has met all the applicable Objectives contained in Clause 54.

It is submitted that the proposed development seeks a dispensation against two of the applicable Standards. These Standards relate to **Standard A2-6 tree canopy and A2-5 site coverage**.

Under Clause 54.01 (Application requirements) of the planning scheme an application must be accompanied by 'a written statement outlining which standards are met and which are not met.

If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines

55.01-1 Site Description

The requirements of Clause 54.01-1 have been satisfied.

This application has been accompanied by a Plan of Existing Conditions that was prepared by a Land Surveyor and a Neighbourhood & Site Context Plan that was completed by the Building Designer which shows a wider surrounding context.





54.01-2 Design response

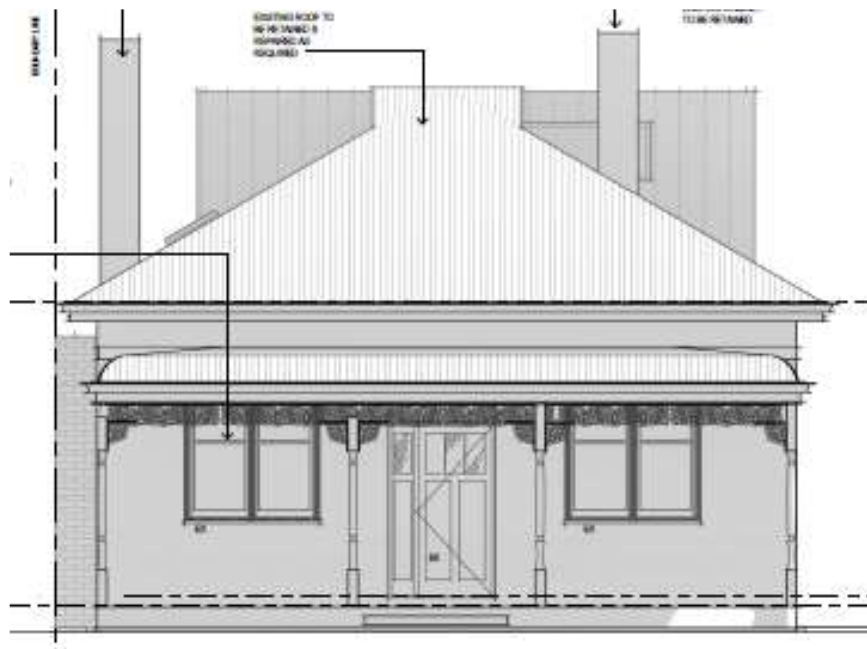
The requirements of Clause 54.01-2 have been satisfied. A design response plan has been completed in plan form:



It is submitted that the proposed alterations and additions being limited to an appropriately designed double storey form, being recessive to the front original dwelling component, represents a site responsive design. There are also other precedents of double storey dwellings and additions within Castlemaine Street.

The proposed alterations and additions do not seek to alter the front component of an existing dwelling, responding favourably to the existing neighbourhood character.

The flat roof of the proposed addition will accentuate the prominence of the original pitched roof form, the front facade (including verandah) and the chimneys of the existing dwelling that are being retained.



Having regard to the existing neighbourhood character of Castlemaine Street, the proposal is considered highly appropriate, reflecting a site responsive development. It is the valued, original elements of the existing building that are being preserved, which will positively contribute toward the streetscape character.

The proposed addition has been sensitively designed to respect the original character, which the Neighbourhood Character Overlay (NCO5) is trying to strengthen and preserve.

The proposed two storey addition does not copy historic precedents which is the intent of various policies contained in the Maribyrnong Planning Scheme, to ensure that old and new building elements can be distinguished.

The proposed addition will create a worthy legacy for the future, whereby the proposed additions will reflect a development of its time, reflecting an appropriate design response for an addition to an original building within the Neighbourhood Character Overlay.

The proposed addition being limited to the rear of the site has been carefully designed to respect the existing and preferred neighbourhood character. The proposal reflects an appropriate addition that will not 'ignore' the surrounding context and the important character elements that exist within Castlemaine Street.

Standard	Is standard fully met?	Does an objector have a right of appeal?	Comment demonstrating compliance with the Standard. Alternatively, if the Standard is not met, a written statement is to be provided that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.
Standard A2-1 Street setback (Clause 54.02-1)	Yes	No	No change to front setback.
Standard A2-2 Building height (Clause 54.02-2)	Yes	No	The proposed two storey addition is kept to a workable minimum, which includes a flat roof form, ensuring that the proposal accords with the Standard A2-2 maximum building height.
Standard A2-3 Side and rear setbacks (Clause 54.02-3)	Yes	No	Elevation plans demonstrate that full compliance with Standard A2-3 is achieved with respect to side and rear setbacks.
Standard A2-4 Walls on boundaries (Clause 54.02-4)	Yes	No	Standard A2-4 compliance is achieved. The only new boundary wall being proposed is 7.72 metres of the kitchen and living area wall along the western side boundary. Based on the length of the western boundary, a total length of 12.83 metres of wall is permitted along this side boundary. Therefore, 7.72 metres being proposed is fully compliant as far as length is concerned. In terms of the height of this boundary wall, the proposed site cut will ensure that the height of the proposed boundary wall achieves an average height that is lower than 3.2 metres. The maximum height of this boundary wall when measured from natural ground level is 3.2 metres.

Standard	Is standard fully met?	Does an objector have a right of appeal?	Comment demonstrating compliance with the Standard. Alternatively, if the Standard is not met, a written statement is to be provided that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.
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**Standard A2-5
Site coverage
(Clause 54.02-5)**

No

Yes

This proposal seeks a dispensation with respect to this proposal exceed 60% site coverage.

The proposed site coverage is 67.44%.

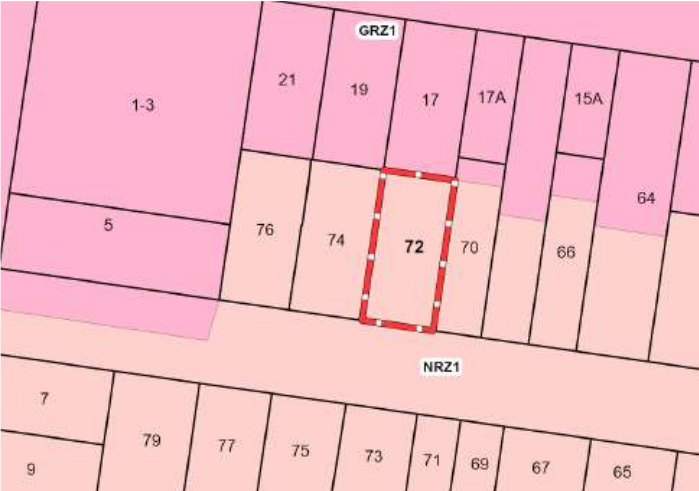
The 7.44% dispensation needs to be assessed against the following decision guidelines of Clause 54.02-5:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The existing site coverage and any constraints imposed by existing development or the features of the site.
- The site coverage of adjacent properties.
- The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.
- Whether a different area of site coverage affects the ability to retain or plant canopy trees.

Justification of the proposed 67.44% site coverage can be attributed to the following:

1. Based on the existing neighbourhood characteristics of Castlemaine Street, there are a large number of properties that have a site area that is comparable to the 215 square metres of the subject land. Many of these sites have a site coverage exceeding 60%. The aerial map below shows that a number of nearby dwellings with a site coverage substantially greater than 60%.


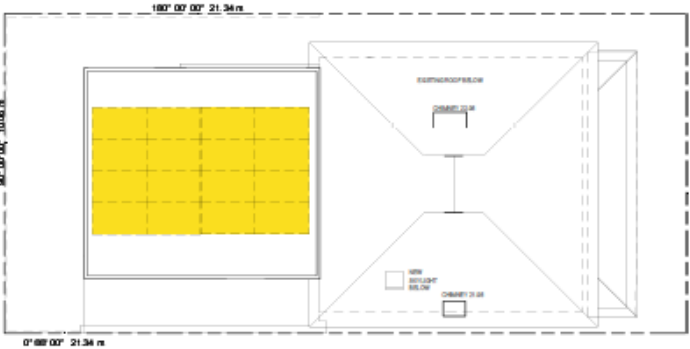


Standard	Is standard fully met?	Does an objector have a right of appeal?	Comment demonstrating compliance with the Standard. Alternatively, if the Standard is not met, a written statement is to be provided that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.
			<p>2. The area of the front yard is not being altered and the proposed design response includes a highly functional rear open space. This rear open space area includes canopy tree planting which justifies the proposed site coverage.</p> <p>3. There is an expectation that an extension of an existing dwelling on a compact site in the order of 215 square metres would require a site coverage dispensation.</p> <p>4. The land that abuts the subject land is within a General Residential Zone. Land in a General Residential Zone allows a site coverage that is greater than 60%.</p>  <p>5. Due to the orientation of the subject land and the neighbouring context, the proposed site coverage will not adversely impact neighbouring properties.</p> <p>6. The retention of the existing single storey dwelling at the site frontage and the low-impact two storey extension to the rear, achieves a development that is acceptable within the existing neighbourhood setting. The dispensation being sought for the proposed site coverage would not 'translate' to an unacceptable built form in the neighbourhood.</p> <p>7. As previously shown in photographs on pages 3 and 4 of this report, the existing conditions of the subject land do not include a single canopy tree. The proposal being sought for the subject land includes two canopy trees within the rear yard. Even though the proposed development seeks to increase the site coverage, the proposal will have a positive impact on the garden area of the neighbourhood. Therefore, despite the site coverage dispensation being sought, the site maintains the ability to accommodate canopy trees, justifying the proposed dispensation.</p>

Standard	Is standard fully met?	Does an objector have a right of appeal?	Comment demonstrating compliance with the Standard. Alternatively, if the Standard is not met, a written statement is to be provided that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.
Standard A2-6 Tree canopy (Clause 54.02-6)	No	Yes	<p>Although the proposal will not satisfy the recommendation of Standard A2-6 to accommodate three trees, the fact that there is no change to the front yard and rear yard is proposed to accommodate two trees justifies the dispensation.</p> <p>Currently, the subject land accommodates no canopy trees.</p> <p>The retention of the front dwelling and front verandah does not allow sufficient space for canopy tree planting and the required deep soil area. However, the retention of the existing dwelling and front verandah reflects a positive design response.</p> <p>Based on the aerial photograph on Page 28 of this report, the majority of rear yards do not accommodate more than two canopy trees. Therefore, the provision of two canopy trees within the secluded open spaces reflects an acceptable design response from a garden character point of view.</p> <p>The provision of a Standard A2-6 compliant three canopy trees within the rear yard would minimise the useability of this area.</p> <p>Therefore, based on the area of the subject land and the need to provide a useable rear recreation area for a 'family home' the provision of two canopy trees should be considered more than sufficient to satisfy the Clause 54.02-6 Objectives, especially since the front yard cannot accommodate canopy trees.</p>
Standard A2-7 Front fences (Clause 54.02-7)	Yes	No, as standard met by not proposing to alter the existing front fence.	<p>The proposed 1.2 metre high front fence being proposed accords with the existing neighbourhood character. Pages 20 to 23 of this report provides the necessary justification for the proposed front fence.</p> <p>Schedule 1 to Clause 32.09 does not include variations to the front fence height.</p>

Standard	Is standard fully met?	Does an objector have a right of appeal?	Comment demonstrating compliance with the Standard. Alternatively, if the Standard is not met, a written statement is to be provided that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.
Standard A3-1 Street integration (Clause 54.03-1)	Yes	No, irrespective of whether the standard is met or not.	No change to the Castlemaine Street interface.
Standard A3-2 Private open space (Clause 54.03-2)	Yes	No, irrespective of whether the standard is met or not.	The private open space area being proposed accords with Standard B3-5.
Standard A3-3 Solar access to open space (Clause 54.03-3)	Yes	No, irrespective of whether the standard is met or not.	The secluded private open space area has an excellent northern orientation.
Standard A3-4 Daylight to new windows (Clause 54.03-4)	Yes	No, irrespective of whether the standard is met or not.	Complies with Standard B3-9.
Standard A4-1 Daylight to existing windows (Clause 54.04-1)	Yes	No, as standard met by proposed dwelling having substantial physical separation from existing dwellings.	Complies with Standard B4-1.

Standard	Is standard fully met?	Does an objector have a right of appeal?	Comment demonstrating compliance with the Standard. Alternatively, if the Standard is not met, a written statement is to be provided that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.
Standard A4-2 Existing north-facing windows (Clause 54.04-2)	Yes	No, as standard met as there are no nearby north-facing windows.	The proposal does not conflict with Standard B4-2 due to the orientation of the subject land.
Standard A4-3 Overshadowing secluded open space (Clause 54.04-3)	Yes	No.	Shadow diagrams completed, demonstrating full compliance with Standard B4-3.
Standard A4-4 Overlooking (Clause 54.04-4)	Yes	No, as standard met due to first floor bedroom windows not having to be screened.	Complies with Standard B4-4.
Standard A5-1 Permeability and stormwater management (Clause 54.05-1)	Yes	No, irrespective of whether the standard is met or not. The site has permeability, substantially exceeding the 20% minimum.	Will not conflict with Standard B5-1. The extent of permeability being proposed (32.56%), exceeding the minimum 20% requirement.

Standard	Is standard fully met?	Does an objector have a right of appeal?	Comment demonstrating compliance with the Standard. Alternatively, if the Standard is not met, a written statement is to be provided that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.
<p>Standard A5-2 Overshadowing domestic solar energy systems (Clause 54.05-2)</p>	<p>Yes</p>	<p>No, as standard met as there cannot be any overshadowing from proposal onto the roofs of surrounding dwellings due to proposed dwelling's single storey addition.</p>	<p>Complies with Standard B5-2.</p> <p>The dwellings on adjacent properties immediately east and west of the subject land do not include roof top solar panels.</p> 
<p>Standard A5-3 Rooftop solar energy generation area (Clause 54.05-3)</p>	<p>Yes</p>	<p>No, irrespective of whether the standard is met or not.</p>	<p>No conflict with Standard B5-3 as the flat roof form of the proposed addition can accommodate the 34 square metres of roof top area to accommodate future roof-top solar panels to satisfy Standard A5-3.</p> <p>This is shown in plan form.</p> 

Standard	Is standard fully met?	Does an objector have a right of appeal?	Comment demonstrating compliance with the Standard. Alternatively, if the Standard is not met, a written statement is to be provided that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.
Standard A5-4 Solar protection to new north-facing windows (Clause 54.05-4)	Yes	No, irrespective of whether the standard is met or not.	No north-facing windows will be impacted by the proposal.